

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Recreational use zone to Commercial-cum-Residential use in Sy.Nos.94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 97/1, 97/2 of Raidurga Pan Maktha (V), Serilingampally (M), Ranga Reddy District to an extent of 8599.49 Sq.Mtrs., / 2 Acres 05 Guntas - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 25

Dated: 31.12.2014.

Read the following:-

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.3962/CDA/CLU/ Plg/HMDA/2012, dated: 16.11.2012.
2. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2936/TPS/TP11/GHMC/2012/161, dated 16.01.2013.
3. Govt., Memo. No.27194/I1/2012-3, MA&UD Deptt., dt: 15.05.2013.
4. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2936/TPS/TP11/GHMC/2012/3102, dated 28.09.2013.
5. Govt. Lr. No.27194/I1/2012-4, MA&UD Dept., dated 30.10.2013.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.3962/CDA/CLU/ Plg/HMDA/2012, dated: 04.12.2013.
7. Govt., Memo No.27194/I₁/2012-5, MA&UD Dept., Dated:26.12.2013.
8. From the MC-HMDA, Lr. No.3962/CDA/Plg/HMDA/2012, dt.06.05.2014.

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ORDER:

The draft variation to the land use envisaged in the notified CDA Master Plan issued in Government Memo 7th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 857, Part-I, dated 30.12.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.13,14,924/- (Rupees thirteen lakhs fourteen thousand nine twenty four only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 03.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

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NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified CDA Master Plan, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 97/1, 97/2 of Raidurga Pan Maktha (V), Serilingampally (M), Ranga Reddy District to an extent of 8599.49 Sq.Mtrs., / 2 Acres 05 Guntas which is presently earmarked for Recreational use zone in the Notified CDA Master Plan is now designated as Commercial-cum-Residential use, subject to the following conditions:

1. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
2. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
3. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
5. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
6. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
7. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8. that the change of land use shall not be used as the proof of any title of the land.
9. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

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- 11.that the applicant has to left over 9.0 mtrs., distance from the site under reference as per the demarcation of surplus course made on ground as buffer.
- 12.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.83 of Raidurg Pan Maktha Village.

SOUTH : Old Bombay Highway.

EAST : Sy.No.99, Sy.No.100, Sy.No.93, Sy.No.101 of Raidurg Pan Maktha Village.

WEST : Sy.Nos.86, 87, 88 of Raidurg Pan Maktha Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad
Copy to:
The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER